



INDUSTRIAL / FLEX BUILDING

Building SF:

± 77,330 SF

Year Built: 1989

Stories: 3

Acres:

1 Monitor Dr: ± 87.65
Hannah Dustin Dr: ± 16.00
± 103.65

Construction:

Brick / Masonry / Steel

Clear Height:

± 12' up to ± 28'

Column Spacing:

± 22' x 40' Warehouse
± 22' x 24' Production

Parking:

187 Spaces

Loading Docks:

3 Tailboard, 2 w/ levelers

Power:

2500 amp, 480/277

Emergency Generator:

750 KVA

HVAC:

- Natural Gas
- Central Air
- Pneumatic controls

Roof:

- Metal Roof, 1989
- Gable / Hip & enamel metal shingle

Fire Sprinklers:

Wet, with Diesel Fire Pump

Elevator:

- 1 Freight
- Existing passenger shaft

Utilities:

- **Water / Sewer:** Municipal
Town of Concord

- **Electric:**

Unitil

- **Gas:**

Liberty Utilities

Zoning:

Industrial Office MDL-96

Highway Access:

- < 0.5 miles from Exit 17 to I-93
- < 3.5 miles from Exit 16 to I-93
- < 2.5 miles to US-3

DEANE NAVAROLI

CELL: 603.315.0808

EMAIL: DEANE@WRCRE.COM

OFFICE: 603.935.8939

WRCRE.COM

PROPERTY DESCRIPTION

William and Reeves is pleased to present for sale 1 Monitor Drive and Hannah Dustin Drive in Concord, New Hampshire. This is an exceptional opportunity to acquire a unique and well-constructed ± 77,330 industrial/flex building that is comprised of a ± 40,260 SF three-story office building adjacent to a ± 37,070 SF industrial/warehouse/distribution building. Originally developed in 1989, 1 Monitor Drive was constructed on an ± 87.65 acre parcel of land directly abutting an ± 16 acre parcel of land on Hannah Dustin Drive. Combined these parcels total ± 103.65 acres of pre-dominantly level land. Both parcels are bordered on the west by the Merrimack River and bordered on the east by Interstate 93 and the New England Southern Railroad.

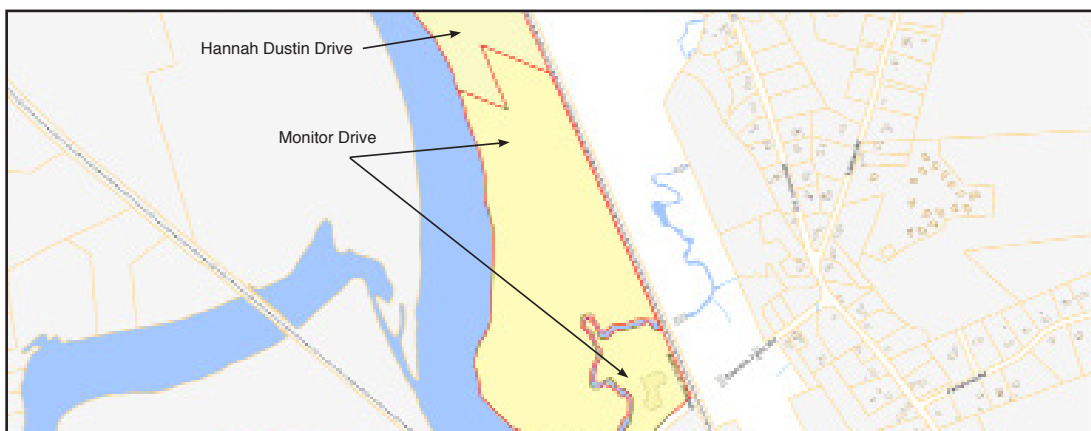
The Seller is currently evaluating the feasibility of a subdivision of the land and building, potentially allowing for the purchase of 1 Monitor Drive (on a 5 to 9 acre parcel) separate from the remaining ± 87.65 acre land parcel.

The industrial/warehouse/distribution portion of the building is comprised of three adjacent sections that have clear heights of ± 14' up to ± 28' and column spacing of up to ± 22' x 40'. The building offers three loading docks with levelers. It presents an excellent opportunity for companies seeking a mix of office and industrial space for their office, warehouse, distribution, storage, or high-tech manufacturing/production requirement.

The building and land are serviced by municipal water, sewer, and natural gas. 1 Monitor Drive has a wet sprinkler system throughout, with a dry sprinkler system serving a portion of the warehouse area.

Hannah Dustin Drive is accessed from Whitney Road and is less than ½ mile from Exit 17 on Interstate 93. Monitor Drive is less than 3.5 miles from Exit 16 on Interstate 93, directly accessible from Seawalls Falls Road, and in close proximity to NH State Route 3A, Route 4, and Route 132.

The City of Concord's proposed extension of Whitney Road to Monitor Drive and Sewalls Falls Road creates a significant opportunity for the development of this prime river-front parcel of land.



DEANE NAVAROLI

CELL: 603.315.0808

EMAIL: DEANE@WRCRE.COM

OFFICE: 603.935.8939

WRCRE.COM

1 MONITOR DRIVE
CONCORD, NEW HAMPSHIRE

FOR SALE
± 77,330 SQ FT

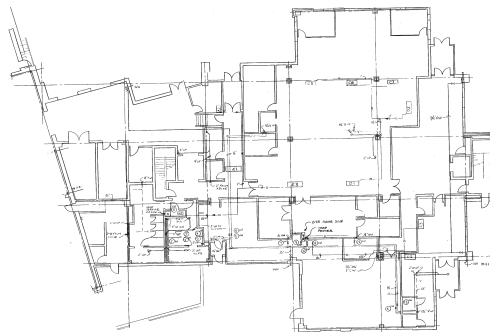
**WILLIAM
& REEVES**
COMMERCIAL REAL ESTATE



1 MONITOR DRIVE
CONCORD, NEW HAMPSHIRE

**WILLIAM
& REEVES**
COMMERCIAL REAL ESTATE

FIRST FLOOR



DEANE NAVAROLI

CELL: 603.315.0808

EMAIL: DEANE@WRCRE.COM

OFFICE: 603.935.8939

WRCRE.COM

This information has been secured from sources William and Reeves believes to be reliable, however, makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Purchaser/Tenant must verify the investment and property information and bears all risk of any inaccuracies.

1 MONITOR DRIVE
CONCORD, NEW HAMPSHIRE

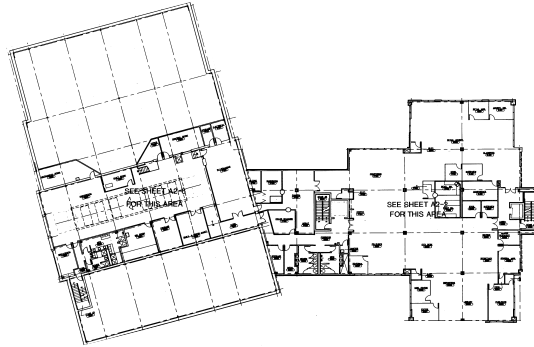
FOR SALE
± 77,330 SQ Ft

**WILLIAM
& REEVES**
COMMERCIAL REAL ESTATE

1 MONITOR DRIVE
CONCORD, NEW HAMPSHIRE

**WILLIAM
& REEVES**
COMMERCIAL REAL ESTATE

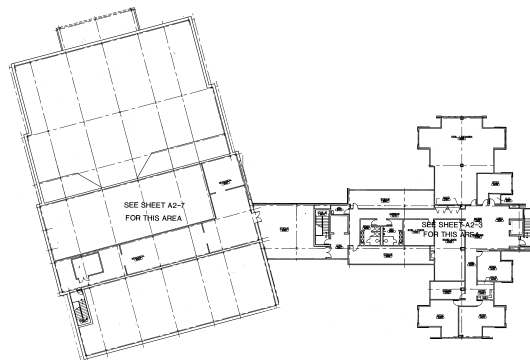
SECOND FLOOR



1 MONITOR DRIVE
CONCORD, NEW HAMPSHIRE

**WILLIAM
& REEVES**
COMMERCIAL REAL ESTATE

THIRD FLOOR



DEANE NAVAROLI

CELL: 603.315.0808

EMAIL: DEANE@WRCRE.COM

OFFICE: 603.935.8939

WRCRE.COM



NEW HAMPSHIRE REAL ESTATE COMMISSION

121 South Fruit Street, Ste 201 Concord, NH 03301 Tel.: (603) 271-2701

BROKERAGE RELATIONSHIP DISCLOSURE FORM

(This is Not a Contract)

*This form shall be presented to the consumer at the time of first business meeting,
prior to any discussion of confidential information*

Right Now You Are A Customer

As a customer, the licensee with whom you are working is not obligated to keep confidential the information that you might share with him or her. As a customer, you should not reveal any confidential information that could harm your bargaining position.

As a customer, you can expect a real estate licensee to provide the following customer-level services:

- To disclose all material defects actually known by the licensee pertaining to the on-site physical condition of the real estate;
- To treat both the buyer/tenant and seller/landlord honestly;
- To provide reasonable care and skill;
- To account for all monies received from or on behalf of the buyer/tenant or seller/landlord relating to the transaction;
- To comply with all state and federal laws relating to real estate brokerage activity; and
- To perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance.

To Become A Client

Clients receive more services than customers. You become a client by entering into a written contract for representation as a seller/landlord or as a buyer/tenant.

As a client, in addition to the customer-level services, you can expect the following client-level services:

- Confidentiality;
- Loyalty;
- Disclosure;
- Lawful Obedience; and
- Promotion of the client's best interest.

For seller/landlord clients this means the agent will put the seller/landlord's interests first and work on behalf of the seller/landlord.

For buyer/tenant clients this means the agent will put the buyer/tenant's interest first and work on behalf of the buyer/tenant.

Client-level services also include advice, counsel and assistance in negotiations.

**For important information about your choices in real estate relationships,
please see page 2 of this disclosure form.**

I acknowledge receipt of this disclosure as required by the New Hampshire Real Estate Commission (Pursuant to Rea 701.01).

I understand as a customer I should not disclose confidential information.

Name of Consumer (Please Print)

Name of Consumer (Please Print)

Signature of Consumer Date

Signature of Consumer Date

Provided by: _____
Licensee Date

(Name of Real Estate Brokerage Firm)

(Licensees Initials) Consumer has declined to sign this form.

To check on the license status of a real estate firm or licensee go to www.nh.gov/nhrec. Inactive licensees may not practice real estate brokerage.

Types of Brokerage Relationships commonly practiced in New Hampshire

SELLER AGENCY (RSA 331-A:25-b)

A seller agent is a licensee who acts on behalf of a seller or landlord in the sale, exchange, rental, or lease of real estate. The seller is the licensee's client and the licensee has the duty to represent the seller's best interest in the real estate transaction.

BUYER AGENCY (RSA 331-A:25-c)

A buyer agent is a licensee who acts on behalf of a buyer or tenant in the purchase, exchange, rental, or lease of real estate. The buyer is the licensee's client and the licensee has the duty to represent the buyer's best interests in the real estate transaction.

SINGLE AGENCY (RSA 331-A:25-b; RSA 331-A:25-c)

Single agency is a practice where a firm represents the buyer only, or the seller only, but never both in the same transaction. Disclosed dual agency cannot occur.

SUB-AGENCY (RSA 331-A:2, XIII)

A sub-agent is a licensee who works for one firm, but is engaged by the principal broker of another firm to perform agency functions on behalf of the principal broker's client. A sub-agent does not have an agency relationship with the customer.

DISCLOSED DUAL AGENCY (RSA 331-A:25-d)

A disclosed dual agent is a licensee acting for both the seller/landlord and the buyer/tenant in the same transaction with the knowledge and written consent of all parties.

The licensee cannot advocate on behalf of one client over another. Because the full range of duties cannot be delivered to both parties, written informed consent must be given by all clients in the transaction.

A dual agent may not reveal confidential information without written consent, such as:

1. Willingness of the seller to accept less than the asking price.
2. Willingness of the buyer to pay more than what has been offered.
3. Confidential negotiating strategy not disclosed in the sales contract as terms of the sale.
4. Motivation of the seller for selling nor the motivation of the buyer for buying.

DESIGNATED AGENCY (RSA 331-A:25-e)

A designated agent is a licensee who represents one party of a real estate transaction and who owes that party client-level services, whether or not the other party to the same transaction is represented by another individual licensee associated with the same brokerage firm.

FACILITATOR (RSA 331-A:25-f)

A facilitator is an individual licensee who assists one or more parties during all or a portion of a real estate transaction without being an agent or advocate for the interests of any party to such transaction. A facilitator can perform ministerial acts, such as showing property, preparing and conveying offers, and providing information and administrative assistance, and other customer-level services listed on page 1 of this form. This relationship may change to an agency relationship by entering into a written contract for representation, prior to the preparation of an offer.

ANOTHER RELATIONSHIP (RSA 331-A:25-a)

If another relationship between the licensee who performs the services and the seller, landlord, buyer or tenant is intended, it must be described in writing and signed by all parties to the relationship prior to services being rendered.